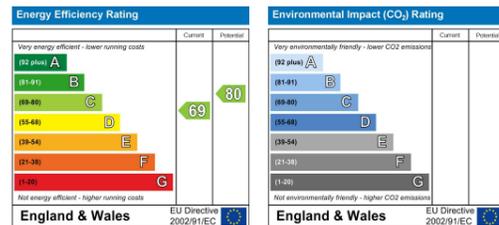


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## 191 Clapgate Lane, Ipswich IP3 0RF £400,000

NO CHAIN - SIX BEDROOMS - AN EXTENDED 6 bedroom detached 3 storey family house situated on the south eastern side of Ipswich. This large family home benefits from a LOFT CONVERSION for 2 bedrooms and en-suite, 4 further bedrooms and a bathroom on the 1st floor, a lounge/diner, kitchen, utility room on the ground floor. Double glazed windows, gas central heating, off road parking for 3 cars, garage with power and large rear gardens.



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 The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

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# 191 Clapgate Lane, Ipswich, Suffolk, IP3 0RF

## ENTRANCE HALL:

Stairs off, radiator, doors off.

## LOUNGE/DINER: 27'2 x 11'5 (8.28m x 3.48m)

With double glazed windows to front and sliding patio doors to rear. Radiators and laminated floor and carpet in lounge.

## KITCHEN/BREAKFAST ROOM: 14' x 9'9 (4.27m x 2.97m)

Double glazed windows to rear and side. Wall and base units, sink and drainer, worktops, electric hob & oven, space for appliances, breakfast bar, tiled floor.

## UTILITY ROOM:

Space for appliances, worktop, window to side and door to garage with power connected and Vaillant boiler.

## FIRST FLOOR LANDING:

Doors and stairs to 2nd floor.

## BEDROOM ONE: 13'8 x 11'5 (4.17m x 3.48m)

Double glazed window to rear, laminated floor and radiator.

## BEDROOM TWO: 12' x 11'7 (3.66m x 3.53m)

Double glazed window to front, laminated floor and radiator.

## BEDROOM THREE: 12'5 x 6'8 (3.78m x 2.03m)

Double glazed window to front, laminated floor and radiator.

## BEDROOM FOUR: 10'3 x 10 (3.12m x 3.05m)

Double glazed window to side & rear, laminated floor and radiator.

## BATHROOM:

Double glazed window to side, bath with shower over, vanity unit and hand wash basin. Radiator.

## CLOAKROOM:

Double glazed window to side, W.C

## SECOND FLOOR LANDING:

## BEDROOM FIVE: 12'9 x 11'7 (3.89m x 3.53m)

Double glazed window to rear and skylight, underfloor heating, laminated floor, storage in eaves, loft access, door to

## EN-SUITE:

Skylight, shower cubicle, hand wash basin with worksurface, WC and under floor heating.

## BEDROOM SIX: 12'8 x 6'8 (3.86m x 2.03m)

Double glazed window to rear, laminated floor with under floor heating, storage in eaves.

## OUTSIDE:

To the front is a block paved driveway with off road parking for 3 cars, access to garage, side access to rear garden via a gate.

The large easterly facing rear garden has a lawn, patio, shed, shrubs, trees and brick built bbq, Side access to front via a gate.

## IPSWICH OFFICE:

7 Great Colman Street, Ipswich, IP4 2AA TO VIEW PLEASE CALL 01473 253366 or email [ipswich@hamilton-smith.com](mailto:ipswich@hamilton-smith.com)

